

**Conditional Use**

Name of Property Owner: 6325450 MANITOBA LTD.  
 Name of Applicant: 6325450 MANITOBA LTD.  
 Civic Address of Property: 138 27TH STREET BRANDON, MANITOBA  
 Legal Description of Property: LOT 34, 35 ,36 BLOCK 80 PLAN 15 BLTO SW 22-10-19 WPM

**References:**

BAPD Development Plan By-law No. 95/01/12  
 Applicable Secondary Plan By-law  
 City of Brandon Zoning By-Law No. 7124

*\*\*Prior to submitting a formal application, the Planning, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Conditional Use Request:**

PLEASE REFER TO LETTER OF INTENT

*As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.*

Signature of Applicant: *Jan Sparrow* Date: SEPTEMBER 12, 2018  
 Address: 29 OUTBACK DRIVE BRANDON, MANITOBA Postal Code: R7C 0C2  
 Phone No.: (Primary) 204-570-2174 (Secondary) 204-570-2171  
 Email Address: sparrowhomes@gmail.com

Signature of Owner: *Jan Sparrow* Date: SEPTEMBER 12, 2018  
 Address: 29 OUTBACK DRIVE BRANDON, MANITBA Postal Code: R7C 0C2  
 Phone No.: (Primary) 204-570-2174 (Secondary) 204-570-2171  
 Email Address: sparrowhomes@gmail.com

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:			
Community Planner: <u>An In ST</u>	Planning File No.: <u>C-15-18-B</u>	CityView No.: <u>PLCU2018-129</u>	
Date Application Received: <u>Sept 13/18</u>	Payment Date: <u>9/13/18</u>	Receipt No.: <u>2018-6781</u>	Amount: <u>\$780.00</u>
Conditional Use - Application			REV 05/2017



Planning, Property & Buildings Department  
638 Princess Avenue. Brandon MB. R7A 0P3  
T: 204.729.2110 F: 204.728.2406  
www.brandon.ca/planning

**Letter of Authorization**

Date: SEPTEMBER 12, 2018

To: City of Brandon  
Planning, Property & Buildings Department  
638 Princess Avenue  
Brandon, MB R7A 0P3

RE: 138 27TH STREET BRANDON, MANITOBA (address or legal description of application)

I (We) hereby give authorization to:

6325450 MANITOBA LTD. (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

6325450 MANITOBA LTD.

*Jan Sparrow*

12 Sept 2018

Name (Print)

Name (Signed)

Date

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Name (Print)

\_\_\_\_\_  
Name (Signed)

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Date

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Name (Print)

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Name (Signed)

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Date

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Name (Print)

\_\_\_\_\_  
Name (Signed)

\_\_\_\_\_  
Date

## LETTER OF INTENT

Date: 12 September 2018

City of Brandon Planning, Property & Buildings Department  
639 Princess Ave  
Brandon, Manitoba  
R7A 0P3

Re: Conditional Use Request for 138 27<sup>th</sup> Street Brandon, Manitoba (Lots 34, 35 & 36 Block 80 Plan 15 BLTO SW ¼ 22-10-19WPM)

Name of Applicant: 6325450 Manitoba Ltd.

The development of this lot would be under the "Special Needs Housing" definition as per the City of Brandon existing by-laws. Currently this property is zoned RLD which specifically requires a conditional use to complete our project/build. It is the intent of this letter to explain why our proposal meets the three criteria set forth in Section 106(1) of the City of Brandon Planning Act to approve a conditional use permit.

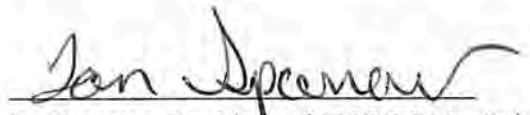
As the "baby-boomer" generation is approaching the care home stage of their lives, it has become quite apparent that this is straining our hospitals, care homes, retirement homes, personal care facilities and families. The waiting lists for personal care homes are often long. We would like to build this assisted living home for those people who do not need a care home at present but are in need of assistance and cannot live on their own. We have been fortunate to have a grandmother live in a similar assisted living home in Saskatchewan, similar concept to what we are proposing, and experienced firsthand the warmth and welcoming "home" like, non-institutional atmosphere, as well as the positive impact it had on our grandmother. The proposed home will have 8 individual bedrooms with their own sink and toilet. There will be a common area consisting of a kitchen, dining room and living room. The home will be staffed around the clock with one licensed person 24 hours per day, 7 days a week, offering cooking, cleaning and the care each person would require. The 8 suite personalized care model we are suggesting will help fill a void as the interim step between an independent senior's living complex and a Personal Care Home. There is a further need in our community for this type of home. There is a similar home (1323 8<sup>th</sup> street) to the one we are proposing and it has a waiting list already, as well we understand that there is another similar home being built at 2534 McTavish Avenue and the rooms are almost filled and construction has not yet started to our knowledge. We have secured an agency to provide the 24 hour care.

The proposed home is a single story bungalow which will blend into the community nicely. The large lot (75X120) allows us to build a 3806 sq ft building with enough room for nice landscaping, trees and green space. We plan, if possible, to leave some of the existing trees on the south-west corner and will add

shrubs and new trees along the east side of the property to complete our non-institutional assisted living home. 138 27<sup>th</sup> Street had an old run down home on it, which we have torn down. Several neighbors stopped by during the process to let us know how pleased they were to see the old house gone. This also gave us another opportunity to get feedback and support for what we were proposing to build. Everyone that stopped by was very pleased that we were not proposing to build a 4-plex.

The home we are proposing will be a great improvement to what was there before, which will enhance the general welfare of the people in the area. The new home will be compatible with the general nature of the surrounding area and will fit in well with the surrounding homes as most are single story bungalows with a few story and a half's. The proposed home is consistent with all the applicable City of Brandon provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

As President of 6325450 Manitoba Ltd., I would like to thank you for your attention and consideration of our application.



Ian Sparrow, President of 6325450 Manitoba Ltd.

Date 13 Sept 2018